

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 58, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

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**ZONING BY-LAW AMENDMENT FILE Z.12.016
SITE DEVELOPMENT FILE DA.12.038
GOLD PARK (WOODBIDGE) INC.
WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND KEELE STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.12.016 (Gold Park (Woodbridge) Inc.) BE APPROVED, to amend Zoning By-law 1-88, on the subject lands shown on Attachments #1 and #2, specifically to rezone the property from RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" and subject to Exception 9(1341) to RM2 Multiple Residential Zone with the site-specific zoning exceptions identified in Table 1 of this report, to permit the development of the subject lands with block townhouse and live-work units as shown on Attachments #3 to #13 inclusive.
2. THAT the implementing Zoning By-law permit only the following uses on the ground floor of the live-work units (Blocks "A", "B" and Units 24 and 25 in Block "C") with a combined total maximum gross floor area of 235.7 m²:
 - Business or Professional Office, excluding the Office of a Regulated Health Professional.
 - A Service or Repair Shop for the servicing of small household appliances, computers and electronics.
3. THAT Site Development File DA.12.038 (Gold Park (Woodbridge) Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with 35 block townhouse units, 10 live-work units, and 2 existing heritage houses (9980 Keele Street and the relocated 1 Jackson Street) that will be used for residential purposes as shown on Attachments #3 to #13 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, arborist report and building materials;
 - ii. the owner shall comply with all requirements of the Maple Streetscape and Urban Design Guidelines, including the one-time payment of a maintenance fee, to the satisfaction of the Vaughan Planning Department;

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- iii. the owner shall submit a Conservation Plan for 9980 Keele Street and the relocated 1 Jackson Street to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division;
 - iv. the owner shall enter into a Development Agreement to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - v. the Vaughan Development/Transportation Engineering Department shall approve the final functional servicing, site servicing and grading plans and stormwater management report;
 - vi. the owner shall satisfy all requirements of the Vaughan Public Works Department;
 - vii. the owner shall satisfy all requirements of Canada Post; and,
 - viii. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department;
- b) the Site Plan Agreement shall include the following requirements:
- i. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Planning Department shall be notified immediately;
 - ii. In the event that human remains are encountered during construction activities, the owner must immediately cease all construction activities. The owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services;
 - iii. Prior to Heritage Permit approval, the owner shall pay to the City of Vaughan by way of a Letter of Credit, an amount of \$100.00 per square foot for the conservation of the relocated 1 Jackson Street. Upon the completion of the works indicated in the approved Conservation Plan for 1 Jackson Street, to the satisfaction of the Vaughan Planning Department's Cultural Heritage Division, the Letter of Credit shall be returned to the owner; and,
 - iv. The owner shall make aware to all future owners and tenants of units within the development in all Offers of Purchase, Sale or Lease that Blocks "A" and "B", and Units 24 and 25 in Block "C", contain live/work units.
4. THAT Vaughan Council pass the following resolution with respect to the allocation of sewage capacity from the York - Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated October 29, 2013:
- "THAT Site Development Application DA.12.038 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 47 residential units (144 persons equivalent) subject to confirmation from York Region that the Southeast Collector Sewer project remains on schedule and plan registration may proceed."

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Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.1: To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

In accordance with the goals and objectives identified above, the owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- permeable surfaces will be used to control storm water and promote ground water re-charge
- low flow water fixtures, shower heads, faucets and toilets
- low VOC (volatile organic compound) paints, glues and varnish finishes
- Energy Star appliances and windows
- pavers with a high Solar Reflectance Index
- hardy tree and shrub species that demonstrate resistance to various environmental stresses including low moisture conditions, disease, pests, road salt and vehicular emissions, and do not require the applications of pesticides, fertilizers and other chemicals to survive

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On April 5, 2013, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and all individuals that requested notification at the previous Public Hearing (October 16, 2012). The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign was installed on the property. To date, one letter was received from a resident on Welton Street, which identified the following concerns:

- the proposed buildings should have a more prestigious appearance
- too many units are proposed and they have a "cookie cutter" appearance
- not enough green space is provided
- the building height should be reduced to 2-storeys on Jackson Street and Church Street
- the proposal will result in increased traffic, noise and congestion and will create safety problems
- not enough parking is provided for the live/work units, which will result in overflow parking on nearby streets

These comments are addressed in the "Responses to Comments at the Public Hearing" section of this report.

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The recommendation of the Committee of the Whole to receive the Public Hearing report of April 30, 2013, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 14, 2013.

On August 25, 2014, a courtesy Notice of this Committee of the Whole meeting was mailed to those individuals that attended the Public Hearing or submitted written correspondence respecting these applications.

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.12.016 and Site Development File DA.12.038 (Gold Park (Woodbridge) Inc.), to amend Zoning By-law 1-88, specifically to rezone the property from RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" and subject to Exception 9(1341) to RM2 Multiple Residential Zone with the site-specific zoning exceptions identified in Table 1 of this report, to permit the proposed development shown on Attachments #3 to #13 inclusive and comprised of the following:

- i. a total of 35 block townhouse units in Blocks "D", "E", "F", "G", and "G1";
- ii. 10 live-work units with a total of 235.7 m² of ground floor Business or Professional Office (excluding the Office of a Regulated Health Professional) and Service or Repair Shop uses in Blocks "A", "B", and Units 24 and 25 within Block "C";
- iii. the existing heritage building located at 9980 Keele Street (Block "H") as a residential unit; and,
- iv. the use of the relocated existing heritage building (previously located at 1 Jackson Street) (Block "I") as a residential unit.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 are bound by Major Mackenzie Drive to the north, Keele Street to the east, Church Street to the south, and Jackson Street to the west (municipally known as 9964 and 9980 Keele Street; 2269, 2273, 2279 and 2285 Major Mackenzie Drive; 8, 10, and 12 Church Street; and 1 Jackson Street), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010), and further subject to the Village of Maple Heritage Conservation District Plan as identified in Volume 2 (Section 12.2.1.1) of VOP 2010, which is discussed later in the Heritage Vaughan section of this report. VOP 2010 permits a maximum building height of 3-storeys and maximum density of 1.25 FSI (Floor Space Index) on the subject lands. VOP 2010 also identifies the subject lands as being located in an Intensification Area, specifically a Local Centre. The proposed 3-storey townhouse and live/work units together with the existing heritage buildings yield an FSI of 1.04, and therefore, the development proposal conforms to the height and density policies of the VOP 2010.

The "Low-Rise Mixed-Use" designation permits residential units, home occupations, small scale hotels, retail uses and office uses. In areas designated "Low-Rise Mixed-Use" and located in an Intensification Area, such as a Local Centre, the ground floor frontage of buildings facing arterial streets are required to predominantly consist of retail uses or other active uses that animate the street. All of the ground floor units along Major Mackenzie Drive will consist of live/work uses comprising business or professional offices and service or repair shops that are compatible with residential uses and are not parking intensive. In addition, two of the four townhouse units along Keele Street will be live/work and will contain permissions for the same ground floor uses.

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The Official Plan policies also require that the zoning by-law include a minimum of 30% of the total gross floor area (GFA) of all uses on the lot to consist of uses other than retail uses. A maximum combined total of 235.7 m² of service or repair shop and business or professional office uses will be located on the ground floor for Blocks “A” and “B” on Major Mackenzie Drive and in Units 24 and 25 within Block “C” abutting Keele Street. The remaining 8225.88 m² of GFA will be used for residential uses exceeding the required minimum 30%.

Zoning By-law Amendment File Z.12.016 and Site Development File DA.12.038 conform with the provisions of VOP 2010.

Zoning

The subject lands are zoned RM2(H) Multiple Residential Zone with the Holding Symbol (H) by Zoning By-law 1-88, subject to Exception 9(1341). The proposal does not comply with the requirements of site-specific Exception 9(1341) and Schedule “E-1469A”, shown on Attachment #14. The following site-specific zoning exceptions to the RM2(H) Zone, Exception 9(1341), are required to implement the proposed plan:

Table 1:

	By-law Standard	By-law 1-88, RM2 Zone, Exception 9(1341) Requirements	Proposed Exceptions to the RM2 Zone, Exception 9(1341)
a.	Minimum Yard Setback and Landscape Requirements	Minimum yard requirements for Building Envelopes “A”, “B”, “C”, “D”, “E”, “F”, “G”, “H” and “I” and the adjacent landscape strips shall be as shown on Schedule “E-1469A” (Attachment #14)	The minimum yard requirements for Blocks “A”, “B”, “C”, “D”, “E”, “F”, “G”, “G1”, “H” and “I” and the adjacent landscape strips shall be as shown on Attachment #3
b.	Maximum Building Height	11.8 m and 3 - storeys for Building Envelopes “A”, “B” and “C” 10.5 m and 3 - storeys for Building Envelopes “D”, “E”, “F” and “G”	Maximum 11.5 m and 3-storeys for Blocks “A”, “B”, “C”, “D”, “E”, “F”, “G” and “G1”
c.	Maximum Number of Units	39 units comprised of: - 16 block townhouse units for Building Envelopes “A”, “B” and “C” on Schedule “E-1469A” (Attachment #14) - 21 block townhouse units for Building Envelopes “D”, “E”, “F” and “G” (Attachment #14) - 2 existing heritage dwellings (Building Envelopes “H” and “I” as shown on Attachment #14)	47 units comprised of: - 10 block townhouse units for Blocks “A”, “B” and “C” as shown on Attachment #3 - 35 block townhouse units within Blocks “D”, “E”, “F”, “G” and “G1”, as shown on Attachment #3 - 2 existing heritage dwellings shown as Blocks “H” and “I”, on Attachment #3

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d.	Location of Building Envelope "I" (Relocated 1 Jackson Street)	Building Envelope "I" as shown on "E-1469A" located at 1 Jackson Street as shown on Attachment #14	Block "I" (1 Jackson Street) has been relocated from the east side of Jackson Street to the northwest corner of Keele Street and Church Street as shown on Attachment #3
e.	Location of Commercial Uses	A maximum of 659 m ² located on the ground floor of Building Envelopes "A", "B", "C", "H" and "I" on Schedule "E-1469A" (Attachment #14)	Permit a maximum combined total of 235.7 m ² of business or professional office and service or repair shop uses located on the ground floor of the buildings located in reconfigured Blocks "A", "B", and Units 24 and 25 within Block "C" (Attachment #3)
f.	Permitted Commercial Uses for the Live/Work Units (Blocks A, B and Units 24 and 25 in Block C)	<ul style="list-style-type: none"> - Business or Professional Office, excluding the Office of a Regulated Health Professional and Veterinarian - Service or Repair Shop for the servicing of small household appliances, computers and electronics - Retail Store - Convenience Retail Store - Personal Service Shop - Photography Studio - Health Centre - Eating Establishment, Convenience with an accessory outdoor patio and Eating Establishment, Take-out with an accessory outdoor patio 	<p>Permit only the following uses on the ground floor of the Live/Work units.</p> <ul style="list-style-type: none"> - Business or Professional Office, excluding the Office of a Regulated Health Professional and Veterinarian - Service or Repair shop for the servicing of small household appliances, computers and electronics
g.	Minimum Amenity Area	47 units x 90 m ² (Three Bedroom Unit) = 4230 m ²	A total of 2490.29 m ² as shown on Attachment #3 comprised of soft and hard landscaping and a terrace area over the rear portion of each garage
h.	Minimum Parking Requirements	A minimum of 76 parking spaces shall be provided for 39 units and 659 m ² of commercial and Business and Professional Office space	A minimum of 103 parking spaces shall be provided for 47 units and 235.7 m ² of Commercial and Business and Professional Office Uses

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The Planning Department has reviewed the above-noted zoning exceptions required to implement the development proposal and provides the following comments:

a) Minimum Yard Setbacks/Building Envelope and Landscape Widths

The proposed building envelopes, reduced setbacks and landscape strip widths for the proposed block townhouse development result in a compact street-related built urban form that is encouraged by the Official Plan. The proposed location of the townhouse blocks facilitates the creation of a built environment with a physical relationship between the pedestrian realm and the built form that defines the street edge, with grade-related live/work office/service or repair shop uses along the Major Mackenzie and Keele frontage to promote a vibrant pedestrian and streetscape environment.

Landscaping has been reduced around the periphery of the site, however, enhanced landscaping is provided within the York Region right-of-way. A landscaped area is proposed at the centre of the site, between the front facades of Blocks "G" and "G1" as shown on Attachments #3 and #4. In addition, the proposed site plan was considered and approved by the Heritage Vaughan Committee on December 11, 2013.

b) Maximum Building Height

Exception 9(1341) permits a maximum 11.8 m and 3-storey building height only for Blocks "A", "B" and "C", whereas the owner is requesting a maximum height ranging from 10.5 m to 11.5 m for the entire development. The Vaughan Planning Department can support this request as the Maple Heritage Conservation District Plan permits a maximum height of 11.8 m.

c) Building "I"

The existing Heritage Building "I", as shown on Attachment #3 has been relocated from Jackson Street to the northwest corner of Keele Street and Church Street for better exposure fronting Keele Street and to allow for an additional residential unit.

d) Live/Work - Business or Professional Office and Service or Repair Shop Uses

The current proposal includes 235.7 m² of live/work uses consisting of business or professional office and service or repair shop uses, whereas Exception 9(1341) permits a maximum 659 m² of commercial gross floor area (GFA) in specific blocks as identified earlier in Table 1. The Planning Department can support the reduced amount of commercial gross floor area and limited uses to ensure there is no parking problem on site by restricting the number and type of uses to those that are not parking intensive and which are compatible with residential uses.

e) Amenity Area

Zoning By-law 1-88 requires that a minimum of 90 m² of amenity area be provided for each 3-bedroom unit resulting in a required minimum of 4,230 m² of amenity area on the site, whereas 2,490 m² is proposed. The proposed amenity area includes patio space over the garages, existing covered porches on the heritage houses and the central amenity area feature. The lands are located in the Maple Core Area and in a Local Centre where intensification is permitted and typically associated with a more compact built form and reduced amenity. The Planning Department is satisfied with the amount of amenity area proposed in the development.

f) Minimum Parking Requirement

A parking study prepared by Cole Engineering has been submitted to the Vaughan Development/Transportation Engineering Department and was found to be satisfactory, and is discussed later in the "Transportation Section".

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g) Summary

The Planning Department can support the required exceptions to Zoning By-law 1-88. The proposal shown on Attachments #3 to #13 conforms to VOP 2010, has been approved by Heritage Vaughan and is consistent with the existing development concept earlier approved on the subject lands by approved Zoning By-law Exception 9(1341).

Holding Symbol “(H)”

Exception 9(1341) states that a By-law to remove the Holding Symbol “(H)” from the subject lands shall not be enacted until such time as the following conditions have been satisfied:

- i. a site plan letter of undertaking for the development of the subject lands has been executed;
- ii. servicing capacity is allocated to the subject lands by Vaughan Council; and,
- iii. the preservation of the Heritage buildings located on the subject lands is addressed to the satisfaction of the City of Vaughan.

Should Vaughan Council approve the zoning and site plan applications, the Holding Symbol “(H)” can be removed from the subject lands.

Site Plan Review

The Vaughan Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations shown on Attachments #3 to #13 inclusive, subject to the comments in this report.

a) Site Plan

The site plan shown on Attachment #3 consists of 8 townhouse blocks with two existing heritage dwellings, 9980 Keele Street and 1 Jackson Street, the latter which is proposed to be relocated to Keele Street. 1 Jackson Street will be relocated to the north-west corner of Church Street and Keele Street to complement the Maple United Church located on the south side of Church Street.

Townhouse Blocks “G” and “G1” are located internal to the site and is surrounded by a private road. The front elevations of Blocks “G” and “G1” face a central amenity area as shown on Attachment #3. All other townhouse units face the public roads. Driveway access to the site is from Jackson Street. Two-car garages are provided within all townhouse and live/work units with access from the private road. 11 visitor spaces are proposed as shown on Attachment #3. Generous-sized pedestrian walkways are provided between Blocks “A” and “B” and 9980 Keele Street (Block “H”) and Block “C” as shown on Attachment #3.

The final site plan must be approved to the satisfaction of the Vaughan Planning Department. A condition to this effect has been included in the recommendation of this report.

b) Building Elevations

The proposed building elevations shown on Attachments #5 to #13 are proposed with a maximum building height of 11.5 m in accordance with the Maple Heritage District Conservation Guidelines. The building elevations reflect a second empire style, which is a recognized heritage style in the Maple Heritage District Conservation Guidelines. A typical feature of this style is a mansard roof. The mansard roof creates less impact on building height as three-storeys are permitted and the height of the mansard roof is calculated to the top of the roof and not the mid-point like a peaked roof.

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The building elevations abutting Major Mackenzie Drive and Keele Street reflect a more commercial style to implement the proposed live/work units. The owner has worked with the Cultural Heritage Division of the Vaughan Planning Department, and staff is generally satisfied with the owner providing larger windows that have a commercial store front look to them, similar to those on the north side of Major Mackenzie Drive (west of the Shoppers Drug Mart). The final building elevations and materials must be approved to the satisfaction of the Vaughan Planning Department. A condition to this effect is included in the recommendation of this report.

c) Landscape Plan

The proposed landscape Plan is shown on Attachment #4. Vaughan Planning Staff and the owner are exploring the feasibility of preserving some of the existing trees along Church Street, which will complement the additional deciduous and coniferous trees, shrubs, perennials, and grasses that are proposed. A majority of the proposed landscaping is located within the centre of the site within the central amenity area. The Planning Department requires that additional landscaping abutting the west side of Block “A” be provided and that the centre amenity area be designed with an enhanced design with high quality landscape elements such as hardscapes with terraces, planters with seat walls, pavers and site furniture. The owner is willing to work with the Planning Department to revise the landscape plan. A condition to this effect is included in the recommendation of this report.

Some of the existing vegetation along Church Street will be preserved along with additional planting of deciduous and coniferous trees and shrubs along with perennials and grasses.

d) Maple Streetscape and Urban Design Guidelines

The subject lands are located within the Maple Streetscape and Urban Design Guidelines (MSUDGs), which were adopted by Vaughan Council on December 9, 1996. The MSUDGs provides a master plan built form and streetscape vision for the Major Mackenzie Drive and Keele Street corridors located within the Community of Maple. The proposed development shall incorporate the requirements of the MSUDGs, including, but not limited to, additional landscape treatment along the Regional right-of-ways and the installation of larger sidewalks with appropriate hard and soft landscape features.

In accordance with the MSUDG, the Keele Street and Major Mackenzie Drive frontages have been detailed with trees, shrubs, and paving and include the typical Maple Streetscape planters, light standards, benches, trash receptacles, and bicycle racks. Should the applications be approved, the owner will be required to provide a one-time payment to the City of Vaughan for the maintenance of the enhanced landscaping on both Regional right-of-ways, prior to the execution of the site plan agreement. The maintenance fee amount will be determined through the approval of the landscape plan and landscape cost estimate to the satisfaction of the Vaughan Planning Department. A condition to this effect is included in the recommendation of this report.

Response to Comments at the Public Hearing

At the April 30, 2013, Public Hearing, Vaughan Council members and 8 residents together with a written communication provided the following comments:

1. Comment:

- The buildings have a “cookie cutter” appearance and should have a more prestigious appearance
- The building height allowed on Jackson Street and Church Street should be reduced to 2-storeys.
- This area is unique and the existing character should be respected.

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Response:

The Vaughan Planning Department and Heritage Vaughan have reviewed the proposed building elevations and have commented that there is too much repetition creating a monotonous appearance. The owner has been working with Staff and has provided variations in the elevations. The building height is in accordance with the 3-storeys permitted by the Official Plan and the Maple Heritage Conservation District Plan, however, the townhouse units have been designed to look like a 2-storey building with the third storey in the mansard roof. A condition requiring the final building elevations to be approved to the satisfaction of the Vaughan Planning Department is included in the recommendation of this report.

2. Comment:

Not enough green space is provided and existing vegetation will be removed

Response:

The owner has submitted an arborist report and a tree preservation plan, which has been reviewed by the City. The Vaughan Planning Department and the owner are exploring the feasibility of preserving some of the existing trees along Church Street. Additional planting is being proposed throughout the development, and there will be a central landscaped courtyard for all of the residents in the complex to access.

3. Comment:

- The development will result in increased traffic, noise, congestion, parking and will create safety problems
- Insufficient parking is provided for the live/work units that will result in overflow parking/traffic on nearby streets

Response:

A Traffic Impact and a Parking Study, prepared by Cole Engineering, was submitted in support of the proposal and approved by the Vaughan Development/Transportation Engineering Department, which is discussed later in the “Vaughan Engineering” section of the report.

4. Comment:

The roads in the area need resurfacing as well as improvements to the stormwater management system.

Response:

The Vaughan Development/Transportation Engineering Department has requested an upgrade to existing services. The owner is required to design and construct a storm sewer system to improve the drainage condition. An updated Functional Servicing Report (FSR) must be submitted to the Vaughan Development/Transportation Engineering Department for review and approval. The FSR shall demonstrate that the proposed development has no impact on the overall drainage system and how the proposed system will tie into the existing drainage system, and the method of controlling the increase in stormwater run-off resulting from the development of the site. The post development release rate shall not exceed the pre-development level. A condition requiring the owner to satisfy all the requirements of the

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Vaughan Development/Transportation Department is included in the recommendation of this report, as well, the owner must enter into a Development Agreement to address the works external to the site.

5. Comment:

The proposal includes an increase in density from the previous approval of 37 to 45 units.

Response:

The owner previously submitted Official Plan and Zoning By-law Amendment Files OP.12.007 & Z.12.016 to permit 188 apartment dwelling units on the entire subject lands with a maximum building height of 4-storeys, and 668 m² of ground floor commercial space, and this proposal is now closed.

The current proposal contemplates a very slight increase in the number of residential townhouse units from 39 to 47 and a reduced commercial floor area from 668 m² to 235.7 m², and is much less dense than the previous apartment proposal. The proposed development conforms with the policies of Vaughan Official Plan 2010, which designates the property as a Local Centre and permits the proposed townhouse units and density.

6. Comment:

A resident has requested to be included in the selection of the final building materials.

Response:

The Cultural Heritage Division of the Vaughan Planning Department notified the resident of the Heritage Vaughan meeting when this item was considered. The resident attended the meeting, however, provided no comments respecting the building materials. The building elevations and materials will be finalized by the Vaughan Planning Department.

7. Concern:

Church Street is not a full urban street.

Response:

The Village of Maple Heritage Conservation District Plan specifically states that Church Street and Jackson Street have a curbless rural profile. This is an important part of the heritage character of these streets. The rural profile will be preserved where it exists.

8. Concern:

Concern with noise from the existing patios.

Response:

The existing patio located at the rear of 9980 Keele Street and the covered porch located at the front of the relocated 1 Jackson Street will not be used in association with an eating establishment. Restaurants are not contemplated for the subject lands as there is not enough parking and the proximity of the residential uses, and will not be included in the implementing zoning by-law as a permitted use. The patios will be part of the amenity area for the existing heritage homes and their residential occupants. The patios are part of the existing built form and will be rebuilt to mimic the time period of the houses.

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9. Concern:

The existing subdivision north of Shoppers Drug Mart has a smell of garbage because the garbage trucks cannot access the site due to the narrow road.

Response:

The garbage waste and recycling will be a privately administered by the Condominium Corporation. The Vaughan Public Works Department has reviewed the proposed site plan and advised that a 9 m curb radii be implemented on this site. The Vaughan Public Works Department has reviewed an electronic version of the site plan and has indicated that they have no concern, however, a large-scale hardcopy is required in addition to the completed waste collection standards form before they can provide a final sign-off. The owner is required to satisfy all requirements of the Vaughan Public Works Department.

Heritage Vaughan

The subject lands are located within the Maple Heritage District and are subject to VOP 2010, Volume 2, specifically the Village of Maple Heritage Conservation District Plan. Accordingly, the plan must be approved by the Heritage Vaughan Committee. Site Development File DA.12.038 was considered and approved by the Heritage Vaughan Committee on December 11, 2013, with the following conditions:

1. That the applicant be advised that if there are any changes to the application (e.g. coverage, height, building elevation, site plan) as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required and any previous approval granted may be deemed invalid based on the new information provided.
2. The building materials, style, windows, dormers, stone work must comply with the Maple Heritage Conservation District Guidelines. Staff will work with the owner to ensure compliance.
3. The applicant must provide a Conservation Plan for 1 Jackson Street and 9980 Keele Street to be reviewed and approved by Cultural Services staff prior to Heritage Permit approval.
4. A Letter of Credit in the amount of \$100 per square foot for 1 Jackson Street is required prior to Heritage Permit approval. The Letter of Credit will be returned once the work included in the Conservation Plan is completed to the satisfaction of Cultural Services Staff. A site visit will be required to assess the completion of the work.
5. The subject parcel of land lies in an area identified as a being of high archaeological potential in the City's database of archaeological resources. As such, the owner is advised that the following standard clauses apply:
 - i. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport, the City of Vaughan's Policy Planning and Recreation and Culture Departments shall be notified immediately.
 - ii. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

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Since the Heritage Vaughan Committee meeting, the other internal departments identified the need for the live/work units abutting Major Mackenzie Drive and Keele Street to contain more of a commercial look. Since then, the owner has worked with Staff and has facilitated a very minor change to the lower front portion of the elevations with larger windows for commercial store fronts and a signage area above, to be consistent with the elevation of the live/work units on the north side of Major Mackenzie Drive. The Planning Department is generally satisfied with the elevations, and the final site plan, building materials, and elevation plan will be subject to approval by the Cultural Heritage Division of the Vaughan Planning Department. A condition to this effect has been included in the recommendation of this report.

Canada Post

A centralized mail receiving facility must be provided and maintained by the owner in order for Canada Post to provide mail service to residents of the proposed development. The owner must satisfy all requirements of Canada Post. A condition to this effect has been included in the recommendation of this report.

Waste Management

The garbage waste and recycling will be privately administered by the Condominium Corporation. The Vaughan Public Works Department has reviewed an electronic version of the site plan and has indicated that they have no concern, however, a large-scale hardcopy is required in addition to the completed waste collection standards form before they can provide final sign-off. The owner is required to satisfy all requirements of the Vaughan Public Works Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the proposal and provides the following comments:

Development Engineering

1. The owner shall be responsible for the improvement of Jackson Street and Church Street including sidewalk extension on the west side of Jackson Street, roll curb and street lighting installation along the development frontage and re-surfacing the road pavement to the satisfaction of the City. A pavement review shall be conducted by the soil consultant to determine the subsurface conditions for Church Street and Jackson Street. The owner shall enter into a development agreement with the City for the Church Street and Jackson Street works.
2. The owner is required to design and construct a storm sewer system to address the drainage conveyance issue from the subject lands and tributary areas. The proposed outlet is located along the conveyance channel south of Naylor Street via Jackson Street. Existing road-side open ditch/swales have minimum grades, which may not be able to convey the post development flow due to the constant flow, increased volume and duration. The Historic Maple Storm Drainage Improvements Study identifies the drainage issue and necessary improvement works within this neighborhood.
3. The Development/Transportation Engineering Department has reviewed the Functional Servicing and Stormwater Management Report dated January 14, 2014, prepared by Condeland Engineering Ltd., and the engineering consultant shall address the comments to the satisfaction of Vaughan Development/Transportation Engineering Department.

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4. The owner shall enter into a servicing agreement with the City to replace the sanitary sewers along Gram Street as specified in the Functional Servicing Report prepared by Condeland Engineering Limited.
5. The “Noise Feasibility Study, Major Mackenzie Drive and Keele Street, dated January 20, 2014, prepared by HGC Engineering” must be revised to the satisfaction of the Vaughan Development/Transportation Engineering Department.
6. The proposed residential development shall comply with the requirements of the Maple Streetscape and Urban Design Guidelines for street lighting.

Transportation Engineering

1. If there are any existing access points on the west side of Jackson Street, the proposed access should be aligned with the opposing access, if possible.
2. The proposed driveways must be constructed with heavy duty asphalt paving from back edge of the municipal curb to property line. The driveway area should be highlighted on the plan.
3. Specify the snow storage area on plan (2% of lot area) or identify if it is removed off-site.
4. Provide barrier free parking spaces as per Zoning By-law 1-88, with associated signage and curb depressions for barrier free parking spaces.

The Updated Parking Study dated August 12, 2014 by Cole Engineering is in support of the proposed development. According to the study report, the development consists of:

- 35 Townhouse units
- 10 live/work units including a total of 235.7 m² of commercial gross floor GFA or approximately 24 m² of commercial GFA per unit and
- 2 Heritage houses to be utilized as residential units

The following is a summary of the study report:

Description	GFA	By-law 1-88 Parking Requirement	Parking Estimation based on Proxy Site Survey	Proposed
Townhouse	35 units	2 spaces x 35 units = 70 spaces	2 spaces x 35 units = 70 spaces	2 x 35 = 70 spaces
Visitors		0.25 spaces x 35 units = 9 spaces	0.25 spaces x 37 units = 9 spaces	11 spaces
Live/Work Units	10 units	No specific parking ratio available	10 units x 1.83 spaces = 18 spaces	10 units x 1.83 spaces = 18 spaces
Total			101 spaces	103 spaces

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- The submitted study concludes that the proposed parking supply would be sufficient for the developments specific requirement. In order to estimate parking demand of the subject development, the study utilized a parking survey of the following proxy sites:
 - Existing 37 townhouse and 13 live/work units located at the Northwest quadrant of Keele Street and Major Mackenzie Drive - (a parking ratio of 1.46 spaces/unit was observed at site)
 - Existing 18 live/work units with commercial GFA of 1359 m² at 10462 & 10472 Islington Avenue - (a parking ratio of 1.83 spaces/unit including visitors & residential parking was observed at site)
 - Existing 6 live/work units with commercial GFA of 632 m² at 10504 Islington Avenue - (a parking ratio of 1.5 spaces/unit including 7 visitors residential parking was observed at site)
 - Parking provided at 10056 & 10068 Keele Street for the 8 residential and 8 live/work units (total 33 spaces are provided at a rate of 2.06 spaces per unit including visitors & residential parking).

The Owner has advised that each of the ten live/work units have two parking spaces, one of which will be reserved and made available to clients and/or visitors of the live/work units. To access the reserved visitor/client parking space, the Owner has agreed to install a Directory located at the entrance of the development, which identifies the business name, telephone number and unit number. The visitor/client will call the specific unit and the Owner of the individual unit will give access to the visitor/client by way of remote control into the garage. This procedure will be followed by all live/work units, which will ensure that all live/work units have provided a visitor/client parking space.

Since the Vaughan Official Plan (VOP2010) promotes a non-auto modal split to encourage more sustainable travel, the Vaughan Development / Transportation Engineering Department has no objections with the conclusion of the report, and therefore, supports the proposed parking supply of 103 spaces for the proposed development.

Servicing Capacity Allocation

On October 29, 2013, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed sufficient servicing capacity available to support continued urban growth in the City over the next three years. Servicing capacity is available in the York/Durham Sewage System to accommodate approximately 12,900 persons to 2017.

Availability of this capacity is subject to the construction and anticipated in-service date for the Regional Southeast Collector (SEC) Sewer expected by Q4-2014. York Region has recently confirmed completion of the SEC project, which remains on schedule. Further, it is anticipated that York Region will release registration clearances this summer.

Therefore, the following servicing capacity allocation excerpt applies to the development application:

"THAT development application DA.12.038 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 47 residential units (144 persons equivalent)."

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As well, the following additional comments apply to this application:

1. A “No Pre-Sale” agreement is not required.
2. A Holding Symbol “H” is not required on zoning
3. A “No-Presale” agreement clause is not required.

A condition to the above is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i. Lead and Promote Environmental Sustainability

The proposed landscape plan includes drought tolerant plant material to promote water efficiency to encourage the proper management of stormwater discharge into the City's natural corridors and sewer systems.

ii. Plan and Manage Growth & Economic Vitality

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

The development facilitates intensification within a local centre that will support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

iii. Preserve Our Heritage and Support, Diversity, Arts & Culture

The Owner is proposing to retain, use and upgrade the relocated 1 Jackson Street and 9980 Keele Street (existing heritage buildings) in the proposed development.

Regional Implications

The York Region Transportation and Community Planning Department has no objections to the proposed development. The owner must enter into a site plan agreement with York Region. Prior to the issuance of the final Regional approval and any conditional, partial and/or final Building Permit by the City of Vaughan, the owner shall be in receipt of a fully executed Regional site plan agreement. The owner shall satisfy all requirements of York Region. A condition to this effect is included in the recommendation of this report.

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.12.016 and Site Development File DA.12.038 in consideration of the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the surrounding land use context. The Planning Department is satisfied that the proposal for 35 block townhouse units, 10 live-work units with ground floor business or professional office and service or repair shop uses, and the use of the existing heritage buildings at 9980 Keele Street and the relocated 1 Jackson Street, both for residential use, conforms to the Official Plan and is appropriate and compatible with the existing uses in the surrounding area. Accordingly, the Planning Department can support the approval of Zoning By-law Amendment File Z.12.016 and Site Development File DA.12.038, subject to the conditions in this report.

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Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Block A Elevations - Abutting Major Mackenzie Drive
6. Block B Elevations - Abutting Major Mackenzie Drive
7. Block C Elevations - Abutting Keele Street
8. Block D Elevations - Abutting Church Street
9. Block E Elevations - Abutting Church Street
10. Block F Elevations - Abutting Jackson Street
11. Block G Elevations - Internal Units
12. Block G1 Elevations - Internal Units
13. Keele Street Perspective
14. Zoning By-law Exception 9(1341) Schedule "E-1469A"

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COMMITTEE OF THE WHOLE SEPTEMBER 2, 2014

ZONING BY-LAW AMENDMENT FILE Z.12.016

SITE DEVELOPMENT FILE DA.12.038

GOLD PARK (WOODBIDGE) INC.

WARD 1 - VICINITY OF MAJOR MACKENZIE DRIVE AND KEELE STREET

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.12.016 (Gold Park (Woodbridge) Inc.) BE APPROVED, to amend Zoning By-law 1-88, on the subject lands shown on Attachments #1 and #2, specifically to rezone the property from RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" and subject to Exception 9(1341) to RM2 Multiple Residential Zone with the site-specific zoning exceptions identified in Table 1 of this report, to permit the development of the subject lands with block townhouse and live-work units as shown on Attachments #3 to #13 inclusive.
2. THAT the implementing Zoning By-law permit only the following uses on the ground floor of the live-work units (Blocks "A", "B" and Units 24 and 25 in Block "C") with a combined total maximum gross floor area of 235.7 m²:
 - Business or Professional Office, excluding the Office of a Regulated Health Professional.
 - A Service or Repair Shop for the servicing of small household appliances, computers and electronics.
3. THAT Site Development File DA.12.038 (Gold Park (Woodbridge) Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with 35 block townhouse units, 10 live-work units, and 2 existing heritage houses (9980 Keele Street and the relocated 1 Jackson Street) that will be used for residential purposes as shown on Attachments #3 to #13 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, arborist report and building materials;
 - ii. the owner shall comply with all requirements of the Maple Streetscape and Urban Design Guidelines, including the one-time payment of a maintenance fee, to the satisfaction of the Vaughan Planning Department;
 - iii. the owner shall submit a Conservation Plan for 9980 Keele Street and the relocated 1 Jackson Street to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division;
 - iv. the owner shall enter into a Development Agreement to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - v. the Vaughan Development/Transportation Engineering Department shall approve the final functional servicing, site servicing and grading plans and stormwater management report;

- vi. the owner shall satisfy all requirements of the Vaughan Public Works Department;
 - vii. the owner shall satisfy all requirements of Canada Post; and,
 - viii. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department;
- b) the Site Plan Agreement shall include the following requirements:
- i. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Planning Department shall be notified immediately;
 - ii. In the event that human remains are encountered during construction activities, the owner must immediately cease all construction activities. The owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services;
 - iii. Prior to Heritage Permit approval, the owner shall pay to the City of Vaughan by way of a Letter of Credit, an amount of \$100.00 per square foot for the conservation of the relocated 1 Jackson Street. Upon the completion of the works indicated in the approved Conservation Plan for 1 Jackson Street, to the satisfaction of the Vaughan Planning Department's Cultural Heritage Division, the Letter of Credit shall be returned to the owner; and,
 - iv. The owner shall make aware to all future owners and tenants of units within the development in all Offers of Purchase, Sale or Lease that Blocks "A" and "B", and Units 24 and 25 in Block "C", contain live/work units.
4. THAT Vaughan Council pass the following resolution with respect to the allocation of sewage capacity from the York - Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated October 29, 2013:

"THAT Site Development Application DA.12.038 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 47 residential units (144 persons equivalent) subject to confirmation from York Region that the Southeast Collector Sewer project remains on schedule and plan registration may proceed."

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.1: To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

In accordance with the goals and objectives identified above, the owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- permeable surfaces will be used to control storm water and promote ground water re-charge
- low flow water fixtures, shower heads, faucets and toilets
- low VOC (volatile organic compound) paints, glues and varnish finishes
- Energy Star appliances and windows
- pavers with a high Solar Reflectance Index
- hardy tree and shrub species that demonstrate resistance to various environmental stresses including low moisture conditions, disease, pests, road salt and vehicular emissions, and do not require the applications of pesticides, fertilizers and other chemicals to survive

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On April 5, 2013, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and all individuals that requested notification at the previous Public Hearing (October 16, 2012). The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign was installed on the property. To date, one letter was received from a resident on Welton Street, which identified the following concerns:

- the proposed buildings should have a more prestigious appearance
- too many units are proposed and they have a "cookie cutter" appearance
- not enough green space is provided
- the building height should be reduced to 2-storeys on Jackson Street and Church Street
- the proposal will result in increased traffic, noise and congestion and will create safety problems
- not enough parking is provided for the live/work units, which will result in overflow parking on nearby streets

These comments are addressed in the "Responses to Comments at the Public Hearing" section of this report.

The recommendation of the Committee of the Whole to receive the Public Hearing report of April 30, 2013, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 14, 2013.

On August 25, 2014, a courtesy Notice of this Committee of the Whole meeting was mailed to those individuals that attended the Public Hearing or submitted written correspondence respecting these applications.

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.12.016 and Site Development File DA.12.038 (Gold Park (Woodbridge) Inc.), to amend Zoning By-law 1-88, specifically to rezone the property from RM2(H) Multiple Residential Zone with the Holding Symbol "(H)" and subject to Exception 9(1341) to RM2 Multiple Residential Zone with the site-specific zoning exceptions identified in Table 1 of this report, to permit the proposed development shown on Attachments #3 to #13 inclusive and comprised of the following:

- i. a total of 35 block townhouse units in Blocks "D", "E", "F", "G", and "G1";
- ii. 10 live-work units with a total of 235.7 m² of ground floor Business or Professional Office (excluding the Office of a Regulated Health Professional) and Service or Repair Shop uses in Blocks "A", "B", and Units 24 and 25 within Block "C";
- iii. the existing heritage building located at 9980 Keele Street (Block "H") as a residential unit; and,
- iv. the use of the relocated existing heritage building (previously located at 1 Jackson Street) (Block "I") as a residential unit.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 are bound by Major Mackenzie Drive to the north, Keele Street to the east, Church Street to the south, and Jackson Street to the west (municipally known as 9964 and 9980 Keele Street; 2269, 2273, 2279 and 2285 Major Mackenzie Drive; 8, 10, and 12 Church Street; and 1 Jackson Street), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010), and further subject to the Village of Maple Heritage Conservation District Plan as identified in Volume 2 (Section 12.2.1.1) of VOP 2010, which is discussed later in the Heritage Vaughan section of this report. VOP 2010 permits a maximum building height of 3-storeys and maximum density of 1.25 FSI (Floor Space Index) on the subject lands. VOP 2010 also identifies the subject lands as being located in an Intensification Area, specifically a Local Centre. The proposed 3-storey townhouse and live/work units together with the existing heritage buildings yield an FSI of 1.04, and therefore, the development proposal conforms to the height and density policies of the VOP 2010.

The "Low-Rise Mixed-Use" designation permits residential units, home occupations, small scale hotels, retail uses and office uses. In areas designated "Low-Rise Mixed-Use" and located in an Intensification Area, such as a Local Centre, the ground floor frontage of buildings facing arterial streets are required to predominantly consist of retail uses or other active uses that animate the street. All of the ground floor units along Major Mackenzie Drive will consist of live/work uses comprising business or professional offices and service or repair shops that are compatible with residential uses and are not parking intensive. In addition, two of the four townhouse units along Keele Street will be live/work and will contain permissions for the same ground floor uses.

The Official Plan policies also require that the zoning by-law include a minimum of 30% of the total gross floor area (GFA) of all uses on the lot to consist of uses other than retail uses. A maximum combined total of 235.7 m² of service or repair shop and business or professional office uses will be located on the ground floor for Blocks "A" and "B" on Major Mackenzie Drive and in Units 24 and 25 within Block "C" abutting Keele Street. The remaining 8225.88 m² of GFA will be used for residential uses exceeding the required minimum 30%.

Zoning By-law Amendment File Z.12.016 and Site Development File DA.12.038 conform with the provisions of VOP 2010.

Zoning

The subject lands are zoned RM2(H) Multiple Residential Zone with the Holding Symbol (H) by Zoning By-law 1-88, subject to Exception 9(1341). The proposal does not comply with the requirements of site-specific Exception 9(1341) and Schedule "E-1469A", shown on Attachment #14. The following site-specific zoning exceptions to the RM2(H) Zone, Exception 9(1341), are required to implement the proposed plan:

Table 1:

	By-law Standard	By-law 1-88, RM2 Zone, Exception 9(1341) Requirements	Proposed Exceptions to the RM2 Zone, Exception 9(1341)
a.	Minimum Yard Setback and Landscape Requirements	Minimum yard requirements for Building Envelopes "A", "B", "C", "D", "E", "F", "G", "H" and "I" and the adjacent landscape strips shall be as shown on Schedule "E-1469A" (Attachment #14)	The minimum yard requirements for Blocks "A", "B", "C", "D", "E", "F", "G", "G1", "H" and "I" and the adjacent landscape strips shall be as shown on Attachment #3
b.	Maximum Building Height	11.8 m and 3 - storeys for Building Envelopes "A", "B" and "C" 10.5 m and 3 - storeys for Building Envelopes "D", "E", "F" and "G"	Maximum 11.5 m and 3-storeys for Blocks "A", "B", "C", "D", "E", "F", "G" and "G1"
c.	Maximum Number of Units	39 units comprised of: - 16 block townhouse units for Building Envelopes "A", "B" and "C" on Schedule "E-1469A" (Attachment #14) - 21 block townhouse units for Building Envelopes "D", "E", "F" and "G" (Attachment #14) - 2 existing heritage dwellings (Building Envelopes "H" and "I" as shown on Attachment #14)	47 units comprised of: - 10 block townhouse units for Blocks "A", "B" and "C" as shown on Attachment #3 - 35 block townhouse units within Blocks "D", "E", "F", "G" and "G1", as shown on Attachment #3 - 2 existing heritage dwellings shown as Blocks "H" and "I", on Attachment #3
d.	Location of Building Envelope "I" (Relocated 1 Jackson Street)	Building Envelope "I" as shown on "E-1469A" located at 1 Jackson Street as shown on Attachment #14	Block "I" (1 Jackson Street) has been relocated from the east side of Jackson Street to the northwest corner of Keele Street

	By-law Standard	By-law 1-88, RM2 Zone, Exception 9(1341) Requirements	Proposed Exceptions to the RM2 Zone, Exception 9(1341)
			and Church Street as shown on Attachment #3
e.	Location of Commercial Uses	A maximum of 659 m ² located on the ground floor of Building Envelopes "A", "B", "C", "H" and "I" on Schedule "E-1469A" (Attachment #14)	Permit a maximum combined total of 235.7 m ² of business or professional office and service or repair shop uses located on the ground floor of the buildings located in reconfigured Blocks "A", "B", and Units 24 and 25 within Block "C" (Attachment #3)
f.	Permitted Commercial Uses for the Live/Work Units (Blocks A, B and Units 24 and 25 in Block C)	<ul style="list-style-type: none"> - Business or Professional Office, excluding the Office of a Regulated Health Professional and Veterinarian - Service or Repair Shop for the servicing of small household appliances, computers and electronics - Retail Store - Convenience Retail Store - Personal Service Shop - Photography Studio - Health Centre - Eating Establishment, Convenience with an accessory outdoor patio and Eating Establishment, Take-out with an accessory outdoor patio 	<p>Permit only the following uses on the ground floor of the Live/Work units.</p> <ul style="list-style-type: none"> - Business or Professional Office, excluding the Office of a Regulated Health Professional and Veterinarian - Service or Repair shop for the servicing of small household appliances, computers and electronics
g.	Minimum Amenity Area	47 units x 90 m ² (Three Bedroom Unit) = 4230 m ²	A total of 2490.29 m ² as shown on Attachment #3 comprised of soft and hard landscaping and a terrace area over the rear portion of each garage
h.	Minimum Parking Requirements	A minimum of 76 parking spaces shall be provided for 39 units and 659 m ² of commercial and Business and Professional Office space	A minimum of 103 parking spaces shall be provided for 47 units and 235.7 m ² of Commercial and Business and Professional Office Uses

The Planning Department has reviewed the above-noted zoning exceptions required to implement the development proposal and provides the following comments:

a) Minimum Yard Setbacks/Building Envelope and Landscape Widths

The proposed building envelopes, reduced setbacks and landscape strip widths for the proposed block townhouse development result in a compact street-related built urban form that is encouraged by the Official Plan. The proposed location of the townhouse blocks facilitates the creation of a built environment with a physical relationship between the pedestrian realm and the built form that defines the street edge, with grade-related live/work office/service or repair shop uses along the Major Mackenzie and Keele frontage to promote a vibrant pedestrian and streetscape environment.

Landscaping has been reduced around the periphery of the site, however, enhanced landscaping is provided within the York Region right-of-way. A landscaped area is proposed at the centre of the site, between the front facades of Blocks "G" and "G1" as shown on Attachments #3 and #4. In addition, the proposed site plan was considered and approved by the Heritage Vaughan Committee on December 11, 2013.

b) Maximum Building Height

Exception 9(1341) permits a maximum 11.8 m and 3-storey building height only for Blocks "A", "B" and "C", whereas the owner is requesting a maximum height ranging from 10.5 m to 11.5 m for the entire development. The Vaughan Planning Department can support this request as the Maple Heritage Conservation District Plan permits a maximum height of 11.8 m.

c) Building "I"

The existing Heritage Building "I", as shown on Attachment #3 has been relocated from Jackson Street to the northwest corner of Keele Street and Church Street for better exposure fronting Keele Street and to allow for an additional residential unit.

d) Live/Work - Business or Professional Office and Service or Repair Shop Uses

The current proposal includes 235.7 m² of live/work uses consisting of business or professional office and service or repair shop uses, whereas Exception 9(1341) permits a maximum 659 m² of commercial gross floor area (GFA) in specific blocks as identified earlier in Table 1. The Planning Department can support the reduced amount of commercial gross floor area and limited uses to ensure there is no parking problem on site by restricting the number and type of uses to those that are not parking intensive and which are compatible with residential uses.

e) Amenity Area

Zoning By-law 1-88 requires that a minimum of 90 m² of amenity area be provided for each 3-bedroom unit resulting in a required minimum of 4,230 m² of amenity area on the site, whereas 2,490 m² is proposed. The proposed amenity area includes patio space over the garages, existing covered porches on the heritage houses and the central amenity area feature. The lands are located in the Maple Core Area and in a Local Centre where intensification is permitted and typically associated with a more compact built form and reduced amenity. The Planning Department is satisfied with the amount of amenity area proposed in the development.

f) Minimum Parking Requirement

A parking study prepared by Cole Engineering has been submitted to the Vaughan Development/Transportation Engineering Department and was found to be satisfactory, and is discussed later in the "Transportation Section".

g) Summary

The Planning Department can support the required exceptions to Zoning By-law 1-88. The proposal shown on Attachments #3 to #13 conforms to VOP 2010, has been approved by Heritage Vaughan and is consistent with the existing development concept earlier approved on the subject lands by approved Zoning By-law Exception 9(1341).

Holding Symbol "(H)"

Exception 9(1341) states that a By-law to remove the Holding Symbol "(H)" from the subject lands shall not be enacted until such time as the following conditions have been satisfied:

- i. a site plan letter of undertaking for the development of the subject lands has been executed;
- ii. servicing capacity is allocated to the subject lands by Vaughan Council; and,
- iii. the preservation of the Heritage buildings located on the subject lands is addressed to the satisfaction of the City of Vaughan.

Should Vaughan Council approve the zoning and site plan applications, the Holding Symbol "(H)" can be removed from the subject lands.

Site Plan Review

The Vaughan Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations shown on Attachments #3 to #13 inclusive, subject to the comments in this report.

a) Site Plan

The site plan shown on Attachment #3 consists of 8 townhouse blocks with two existing heritage dwellings, 9980 Keele Street and 1 Jackson Street, the latter which is proposed to be relocated to Keele Street. 1 Jackson Street will be relocated to the north-west corner of Church Street and Keele Street to complement the Maple United Church located on the south side of Church Street.

Townhouse Blocks "G" and "G1" are located internal to the site and is surrounded by a private road. The front elevations of Blocks "G" and "G1" face a central amenity area as shown on Attachment #3. All other townhouse units face the public roads. Driveway access to the site is from Jackson Street. Two-car garages are provided within all townhouse and live/work units with access from the private road. 11 visitor spaces are proposed as shown on Attachment #3. Generous-sized pedestrian walkways are provided between Blocks "A" and "B" and 9980 Keele Street (Block "H") and Block "C" as shown on Attachment #3.

The final site plan must be approved to the satisfaction of the Vaughan Planning Department. A condition to this effect has been included in the recommendation of this report.

b) Building Elevations

The proposed building elevations shown on Attachments #5 to #13 are proposed with a maximum building height of 11.5 m in accordance with the Maple Heritage District Conservation Guidelines. The building elevations reflect a second empire style, which is a recognized heritage style in the Maple Heritage District Conservation Guidelines. A typical feature of this style is a mansard roof. The mansard roof creates less impact on building height as three-storeys are permitted and the height of the mansard roof is calculated to the top of the roof and not the mid-point like a peaked roof.

The building elevations abutting Major Mackenzie Drive and Keele Street reflect a more commercial style to implement the proposed live/work units. The owner has worked with the Cultural Heritage Division of the Vaughan Planning Department, and staff is generally satisfied with the owner providing larger windows that have a commercial store front look to them, similar to those on the north side of Major Mackenzie Drive (west of the Shoppers Drug Mart). The final building elevations and materials must be approved to the satisfaction of the Vaughan Planning Department. A condition to this effect is included in the recommendation of this report.

c) Landscape Plan

The proposed landscape Plan is shown on Attachment #4. Vaughan Planning Staff and the owner are exploring the feasibility of preserving some of the existing trees along Church Street, which will complement the additional deciduous and coniferous trees, shrubs, perennials, and grasses that are proposed. A majority of the proposed landscaping is located within the centre of the site within the central amenity area. The Planning Department requires that additional landscaping abutting the west side of Block "A" be provided and that the centre amenity area be designed with an enhanced design with high quality landscape elements such as hardscapes with terraces, planters with seat walls, pavers and site furniture. The owner is willing to work with the Planning Department to revise the landscape plan. A condition to this effect is included in the recommendation of this report.

Some of the existing vegetation along Church Street will be preserved along with additional planting of deciduous and coniferous trees and shrubs along with perennials and grasses.

d) Maple Streetscape and Urban Design Guidelines

The subject lands are located within the Maple Streetscape and Urban Design Guidelines (MSUDGs), which were adopted by Vaughan Council on December 9, 1996. The MSUDGs provides a master plan built form and streetscape vision for the Major Mackenzie Drive and Keele Street corridors located within the Community of Maple. The proposed development shall incorporate the requirements of the MSUDGs, including, but not limited to, additional landscape treatment along the Regional right-of-ways and the installation of larger sidewalks with appropriate hard and soft landscape features.

In accordance with the MSUDG, the Keele Street and Major Mackenzie Drive frontages have been detailed with trees, shrubs, and paving and include the typical Maple Streetscape planters, light standards, benches, trash receptacles, and bicycle racks. Should the applications be approved, the owner will be required to provide a one-time payment to the City of Vaughan for the maintenance of the enhanced landscaping on both Regional right-of-ways, prior to the execution of the site plan agreement. The maintenance fee amount will be determined through the approval of the landscape plan and landscape cost estimate to the satisfaction of the Vaughan Planning Department. A condition to this effect is included in the recommendation of this report.

Response to Comments at the Public Hearing

At the April 30, 2013, Public Hearing, Vaughan Council members and 8 residents together with a written communication provided the following comments:

1. Comment:

- The buildings have a "cookie cutter" appearance and should have a more prestigious appearance
- The building height allowed on Jackson Street and Church Street should be reduced to 2-storeys.
- This area is unique and the existing character should be respected.

Response:

The Vaughan Planning Department and Heritage Vaughan have reviewed the proposed building elevations and have commented that there is too much repetition creating a monotonous appearance. The owner has been working with Staff and has provided variations in the elevations. The building height is in accordance with the 3-storeys permitted by the Official Plan and the Maple Heritage Conservation District Plan, however, the townhouse units have been designed to look like a 2-storey building with the third storey in the mansard roof. A condition requiring the final building elevations to be approved to the satisfaction of the Vaughan Planning Department is included in the recommendation of this report.

2. Comment:

Not enough green space is provided and existing vegetation will be removed

Response:

The owner has submitted an arborist report and a tree preservation plan, which has been reviewed by the City. The Vaughan Planning Department and the owner are exploring the feasibility of preserving some of the existing trees along Church Street. Additional planting is being proposed throughout the development, and there will be a central landscaped courtyard for all of the residents in the complex to access.

3. Comment:

- The development will result in increased traffic, noise, congestion, parking and will create safety problems
- Insufficient parking is provided for the live/work units that will result in overflow parking/traffic on nearby streets

Response:

A Traffic Impact and a Parking Study, prepared by Cole Engineering, was submitted in support of the proposal and approved by the Vaughan Development/Transportation Engineering Department, which is discussed later in the "Vaughan Engineering" section of the report.

4. Comment:

The roads in the area need resurfacing as well as improvements to the stormwater management system.

Response:

The Vaughan Development/Transportation Engineering Department has requested an upgrade to existing services. The owner is required to design and construct a storm sewer system to improve the drainage condition. An updated Functional Servicing Report (FSR) must be submitted to the Vaughan Development/Transportation Engineering Department for review and approval. The FSR shall demonstrate that the proposed development has no impact on the overall drainage system and how the proposed system will tie into the existing drainage system, and the method of controlling the increase in stormwater run-off resulting from the development of the site. The post development release rate shall not exceed the pre-development level. A condition requiring the owner to satisfy all the requirements of the Vaughan Development/Transportation Department is included in the recommendation of this

report, as well, the owner must enter into a Development Agreement to address the works external to the site.

5. Comment:

The proposal includes an increase in density from the previous approval of 37 to 45 units.

Response:

The owner previously submitted Official Plan and Zoning By-law Amendment Files OP.12.007 & Z.12.016 to permit 188 apartment dwelling units on the entire subject lands with a maximum building height of 4-storeys, and 668 m² of ground floor commercial space, and this proposal is now closed.

The current proposal contemplates a very slight increase in the number of residential townhouse units from 39 to 47 and a reduced commercial floor area from 668 m² to 235.7 m², and is much less dense than the previous apartment proposal. The proposed development conforms with the policies of Vaughan Official Plan 2010, which designates the property as a Local Centre and permits the proposed townhouse units and density.

6. Comment:

A resident has requested to be included in the selection of the final building materials.

Response:

The Cultural Heritage Division of the Vaughan Planning Department notified the resident of the Heritage Vaughan meeting when this item was considered. The resident attended the meeting, however, provided no comments respecting the building materials. The building elevations and materials will be finalized by the Vaughan Planning Department.

7. Concern:

Church Street is not a full urban street.

Response:

The Village of Maple Heritage Conservation District Plan specifically states that Church Street and Jackson Street have a curbless rural profile. This is an important part of the heritage character of these streets. The rural profile will be preserved where it exists.

8. Concern:

Concern with noise from the existing patios.

Response:

The existing patio located at the rear of 9980 Keele Street and the covered porch located at the front of the relocated 1 Jackson Street will not be used in association with an eating establishment. Restaurants are not contemplated for the subject lands as there is not enough parking and the proximity of the residential uses, and will not be included in the implementing zoning by-law as a permitted use. The patios will be part of the amenity area for the existing heritage homes and their residential occupants. The patios are part of the existing built form and will be rebuilt to mimic the time period of the houses.

9. Concern:

The existing subdivision north of Shoppers Drug Mart has a smell of garbage because the garbage trucks cannot access the site due to the narrow road.

Response:

The garbage waste and recycling will be a privately administered by the Condominium Corporation. The Vaughan Public Works Department has reviewed the proposed site plan and advised that a 9 m curb radii be implemented on this site. The Vaughan Public Works Department has reviewed an electronic version of the site plan and has indicated that they have no concern, however, a large-scale hardcopy is required in addition to the completed waste collection standards form before they can provide a final sign-off. The owner is required to satisfy all requirements of the Vaughan Public Works Department.

Heritage Vaughan

The subject lands are located within the Maple Heritage District and are subject to VOP 2010, Volume 2, specifically the Village of Maple Heritage Conservation District Plan. Accordingly, the plan must be approved by the Heritage Vaughan Committee. Site Development File DA.12.038 was considered and approved by the Heritage Vaughan Committee on December 11, 2013, with the following conditions:

1. That the applicant be advised that if there are any changes to the application (e.g. coverage, height, building elevation, site plan) as a result of addressing issues from review by other departments, a new submittal for review for the Heritage Vaughan Committee may be required and any previous approval granted may be deemed invalid based on the new information provided.
2. The building materials, style, windows, dormers, stone work must comply with the Maple Heritage Conservation District Guidelines. Staff will work with the owner to ensure compliance.
3. The applicant must provide a Conservation Plan for 1 Jackson Street and 9980 Keele Street to be reviewed and approved by Cultural Services staff prior to Heritage Permit approval.
4. A Letter of Credit in the amount of \$100 per square foot for 1 Jackson Street is required prior to Heritage Permit approval. The Letter of Credit will be returned once the work included in the Conservation Plan is completed to the satisfaction of Cultural Services Staff. A site visit will be required to assess the completion of the work.
5. The subject parcel of land lies in an area identified as a being of high archaeological potential in the City's database of archaeological resources. As such, the owner is advised that the following standard clauses apply:
 - i. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport, the City of Vaughan's Policy Planning and Recreation and Culture Departments shall be notified immediately.
 - ii. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Since the Heritage Vaughan Committee meeting, the other internal departments identified the need for the live/work units abutting Major Mackenzie Drive and Keele Street to contain more of a commercial look. Since then, the owner has worked with Staff and has facilitated a very minor change to the lower front portion of the elevations with larger windows for commercial store fronts and a signage area above, to be consistent with the elevation of the live/work units on the north side of Major Mackenzie Drive. The Planning Department is generally satisfied with the elevations, and the final site plan, building materials, and elevation plan will be subject to approval by the Cultural Heritage Division of the Vaughan Planning Department. A condition to this effect has been included in the recommendation of this report.

Canada Post

A centralized mail receiving facility must be provided and maintained by the owner in order for Canada Post to provide mail service to residents of the proposed development. The owner must satisfy all requirements of Canada Post. A condition to this effect has been included in the recommendation of this report.

Waste Management

The garbage waste and recycling will be privately administered by the Condominium Corporation. The Vaughan Public Works Department has reviewed an electronic version of the site plan and has indicated that they have no concern, however, a large-scale hardcopy is required in addition to the completed waste collection standards form before they can provide final sign-off. The owner is required to satisfy all requirements of the Vaughan Public Works Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the proposal and provides the following comments:

Development Engineering

1. The owner shall be responsible for the improvement of Jackson Street and Church Street including sidewalk extension on the west side of Jackson Street, roll curb and street lighting installation along the development frontage and re-surfacing the road pavement to the satisfaction of the City. A pavement review shall be conducted by the soil consultant to determine the subsurface conditions for Church Street and Jackson Street. The owner shall enter into a development agreement with the City for the Church Street and Jackson Street works.
2. The owner is required to design and construct a storm sewer system to address the drainage conveyance issue from the subject lands and tributary areas. The proposed outlet is located along the conveyance channel south of Naylor Street via Jackson Street. Existing road-side open ditch/swales have minimum grades, which may not be able to convey the post development flow due to the constant flow, increased volume and duration. The Historic Maple Storm Drainage Improvements Study identifies the drainage issue and necessary improvement works within this neighborhood.
3. The Development/Transportation Engineering Department has reviewed the Functional Servicing and Stormwater Management Report dated January 14, 2014, prepared by Condeland Engineering Ltd., and the engineering consultant shall address the comments to the satisfaction of Vaughan Development/Transportation Engineering Department.

4. The owner shall enter into a servicing agreement with the City to replace the sanitary sewers along Gram Street as specified in the Functional Servicing Report prepared by Condeland Engineering Limited.
5. The "Noise Feasibility Study, Major Mackenzie Drive and Keele Street, dated January 20, 2014, prepared by HGC Engineering" must be revised to the satisfaction of the Vaughan Development/Transportation Engineering Department.
6. The proposed residential development shall comply with the requirements of the Maple Streetscape and Urban Design Guidelines for street lighting.

Transportation Engineering

1. If there are any existing access points on the west side of Jackson Street, the proposed access should be aligned with the opposing access, if possible.
2. The proposed driveways must be constructed with heavy duty asphalt paving from back edge of the municipal curb to property line. The driveway area should be highlighted on the plan.
3. Specify the snow storage area on plan (2% of lot area) or identify if it is removed off-site.
4. Provide barrier free parking spaces as per Zoning By-law 1-88, with associated signage and curb depressions for barrier free parking spaces.

The Updated Parking Study dated August 12, 2014 by Cole Engineering is in support of the proposed development. According to the study report, the development consists of:

- 35 Townhouse units
- 10 live/work units including a total of 235.7 m² of commercial gross floor GFA or approximately 24 m² of commercial GFA per unit and
- 2 Heritage houses to be utilized as residential units

The following is a summary of the study report:

Description	GFA	By-law 1-88 Parking Requirement	Parking Estimation based on Proxy Site Survey	Proposed
Townhouse	35 units	2 spaces x 35 units = 70 spaces	2 spaces x 35 units = 70 spaces	2 x 35 = 70 spaces
Visitors		0.25 spaces x 35 units = 9 spaces	0.25 spaces x 37 units = 9 spaces	11 spaces
Live/Work Units	10 units	No specific parking ratio available	10 units x 1.83 spaces = 18 spaces	10 units x 1.83 spaces = 18 spaces
Total			101 spaces	103 spaces

- The submitted study concludes that the proposed parking supply would be sufficient for the developments specific requirement. In order to estimate parking demand of the subject development, the study utilized a parking survey of the following proxy sites:
 - Existing 37 townhouse and 13 live/work units located at the Northwest quadrant of Keele Street and Major Mackenzie Drive - (a parking ratio of 1.46 spaces/unit was observed at site)
 - Existing 18 live/work units with commercial GFA of 1359 m² at 10462 & 10472 Islington Avenue - (a parking ratio of 1.83 spaces/unit including visitors & residential parking was observed at site)
 - Existing 6 live/work units with commercial GFA of 632 m² at 10504 Islington Avenue - (a parking ratio of 1.5 spaces/unit including 7 visitors residential parking was observed at site)
 - Parking provided at 10056 & 10068 Keele Street for the 8 residential and 8 live/work units (total 33 spaces are provided at a rate of 2.06 spaces per unit including visitors & residential parking).

The Owner has advised that each of the ten live/work units have two parking spaces, one of which will be reserved and made available to clients and/or visitors of the live/work units. To access the reserved visitor/client parking space, the Owner has agreed to install a Directory located at the entrance of the development, which identifies the business name, telephone number and unit number. The visitor/client will call the specific unit and the Owner of the individual unit will give access to the visitor/client by way of remote control into the garage. This procedure will be followed by all live/work units, which will ensure that all live/work units have provided a visitor/client parking space.

Since the Vaughan Official Plan (VOP2010) promotes a non-auto modal split to encourage more sustainable travel, the Vaughan Development / Transportation Engineering Department has no objections with the conclusion of the report, and therefore, supports the proposed parking supply of 103 spaces for the proposed development.

Servicing Capacity Allocation

On October 29, 2013, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed sufficient servicing capacity available to support continued urban growth in the City over the next three years. Servicing capacity is available in the York/Durham Sewage System to accommodate approximately 12,900 persons to 2017.

Availability of this capacity is subject to the construction and anticipated in-service date for the Regional Southeast Collector (SEC) Sewer expected by Q4-2014. York Region has recently confirmed completion of the SEC project, which remains on schedule. Further, it is anticipated that York Region will release registration clearances this summer.

Therefore, the following servicing capacity allocation excerpt applies to the development application:

“THAT development application DA.12.038 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 47 residential units (144 persons equivalent).”

As well, the following additional comments apply to this application:

1. A “No Pre-Sale” agreement is not required.
2. A Holding Symbol “H” is not required on zoning
3. A “No-Presale” agreement clause is not required.

A condition to the above is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i. **Lead and Promote Environmental Sustainability**

The proposed landscape plan includes drought tolerant plant material to promote water efficiency to encourage the proper management of stormwater discharge into the City's natural corridors and sewer systems.

ii. **Plan and Manage Growth & Economic Vitality**

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

The development facilitates intensification within a local centre that will support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

iii. **Preserve Our Heritage and Support, Diversity, Arts & Culture**

The Owner is proposing to retain, use and upgrade the relocated 1 Jackson Street and 9980 Keele Street (existing heritage buildings) in the proposed development.

Regional Implications

The York Region Transportation and Community Planning Department has no objections to the proposed development. The owner must enter into a site plan agreement with York Region. Prior to the issuance of the final Regional approval and any conditional, partial and/or final Building Permit by the City of Vaughan, the owner shall be in receipt of a fully executed Regional site plan agreement. The owner shall satisfy all requirements of York Region. A condition to this effect is included in the recommendation of this report.

Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.12.016 and Site Development File DA.12.038 in consideration of the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the surrounding land use context. The Planning Department is satisfied that the proposal for 35 block townhouse units, 10 live-work units with ground floor business or professional office and service or repair shop uses, and the use of the existing heritage buildings at 9980 Keele Street and the relocated 1 Jackson Street, both for residential use, conforms to the Official Plan and is appropriate and compatible with the existing uses in the surrounding area. Accordingly, the Planning Department can support the approval of Zoning By-law Amendment File Z.12.016 and Site Development File DA.12.038, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Block A Elevations - Abutting Major Mackenzie Drive
6. Block B Elevations - Abutting Major Mackenzie Drive
7. Block C Elevations - Abutting Keele Street
8. Block D Elevations - Abutting Church Street
9. Block E Elevations - Abutting Church Street
10. Block F Elevations - Abutting Jackson Street
11. Block G Elevations - Internal Units
12. Block G1 Elevations - Internal Units
13. Keele Street Perspective
14. Zoning By-law Exception 9(1341) Schedule "E-1469A"

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483

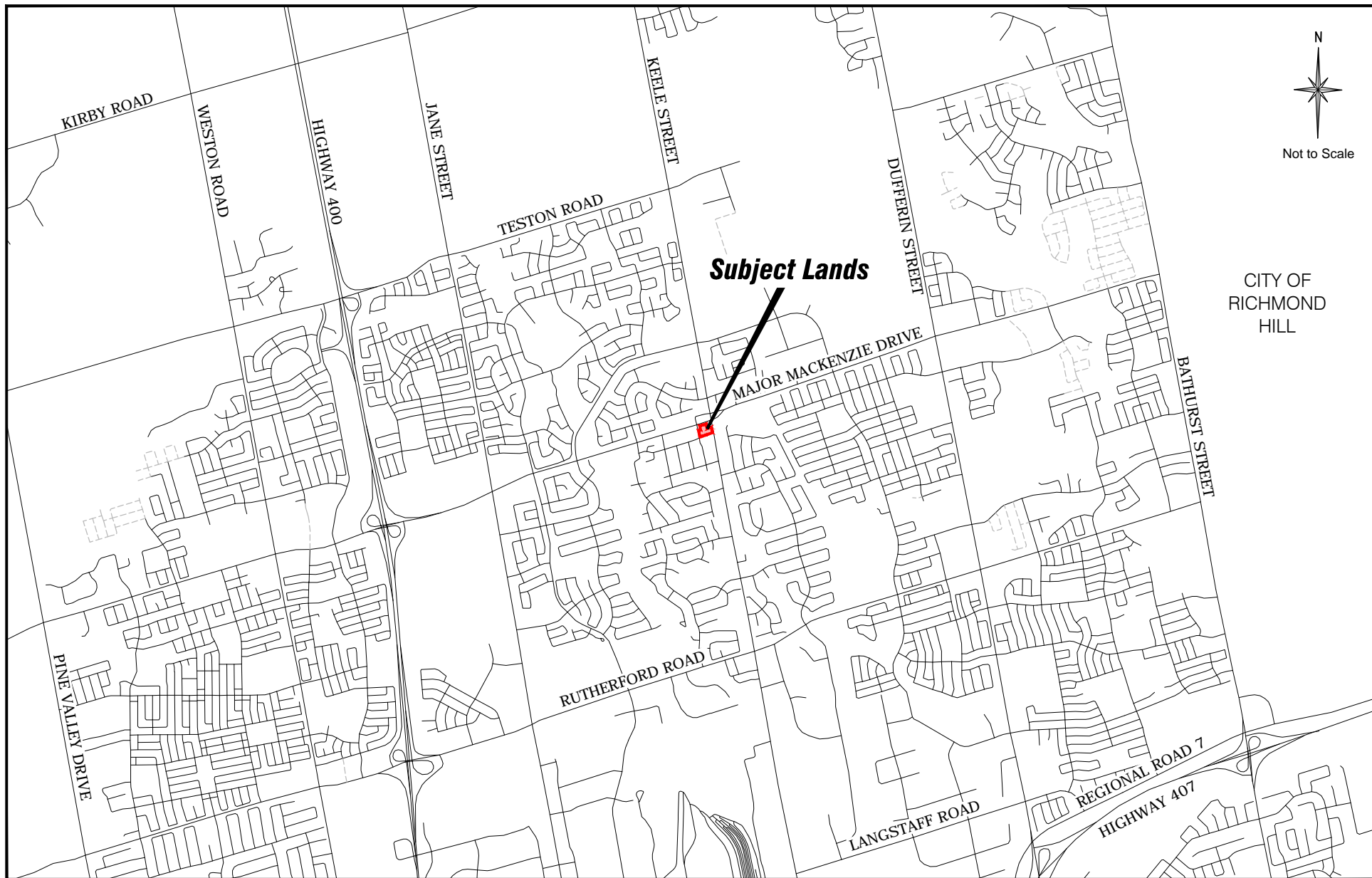
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Interim Director of Planning, and
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/LG



Context Location Map

Location: Part of Lot 20,
Concession 4

Applicant:
Goldpark Group (Woodbridge) Inc.

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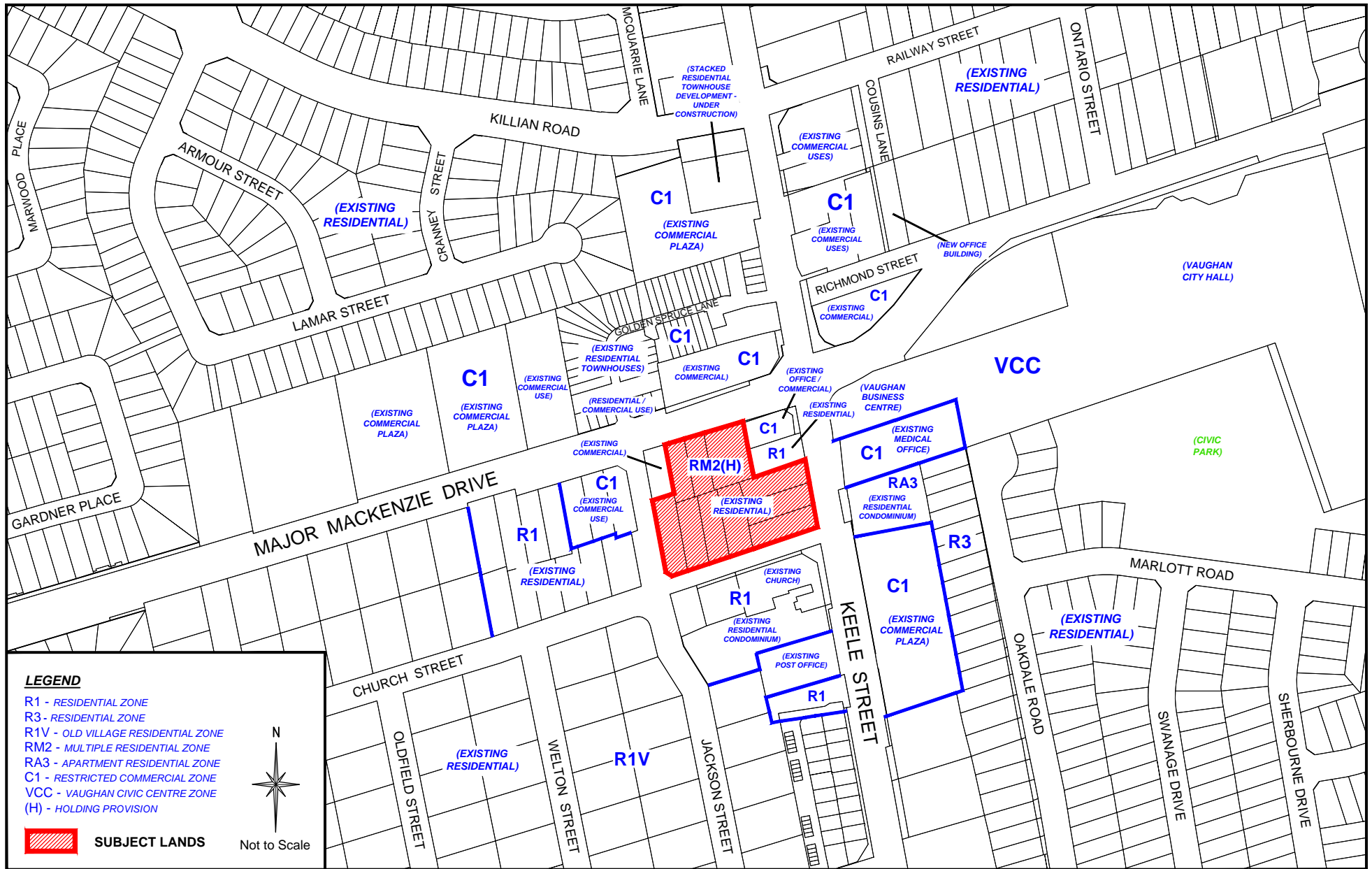


Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

1



Location Map

Location: Part of Lot 20,
Concession 4

Applicant:
Goldpark Group (Woodbridge) Inc.

N:\DFT\1 ATTACHMENTS\Z\z.12.016da.12.038.dwg

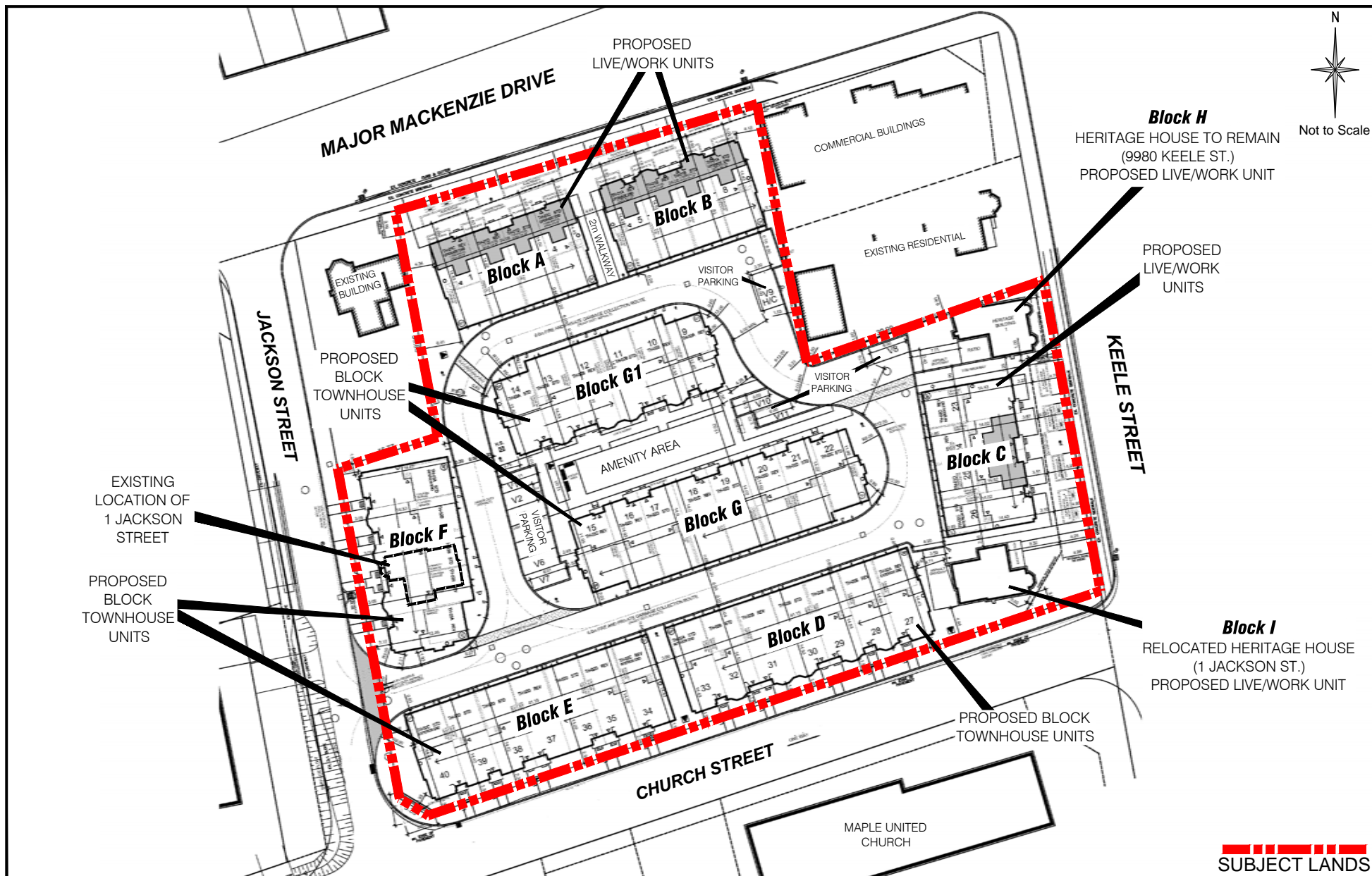


Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

2



Site Plan

Location: Part of Lot 20,
Concession 4

Applicant:
Goldpark Group (Woodbridge) Inc.

N:\DFT\1 ATTACHMENTS\Z\z.12.016da.12.038.dwg

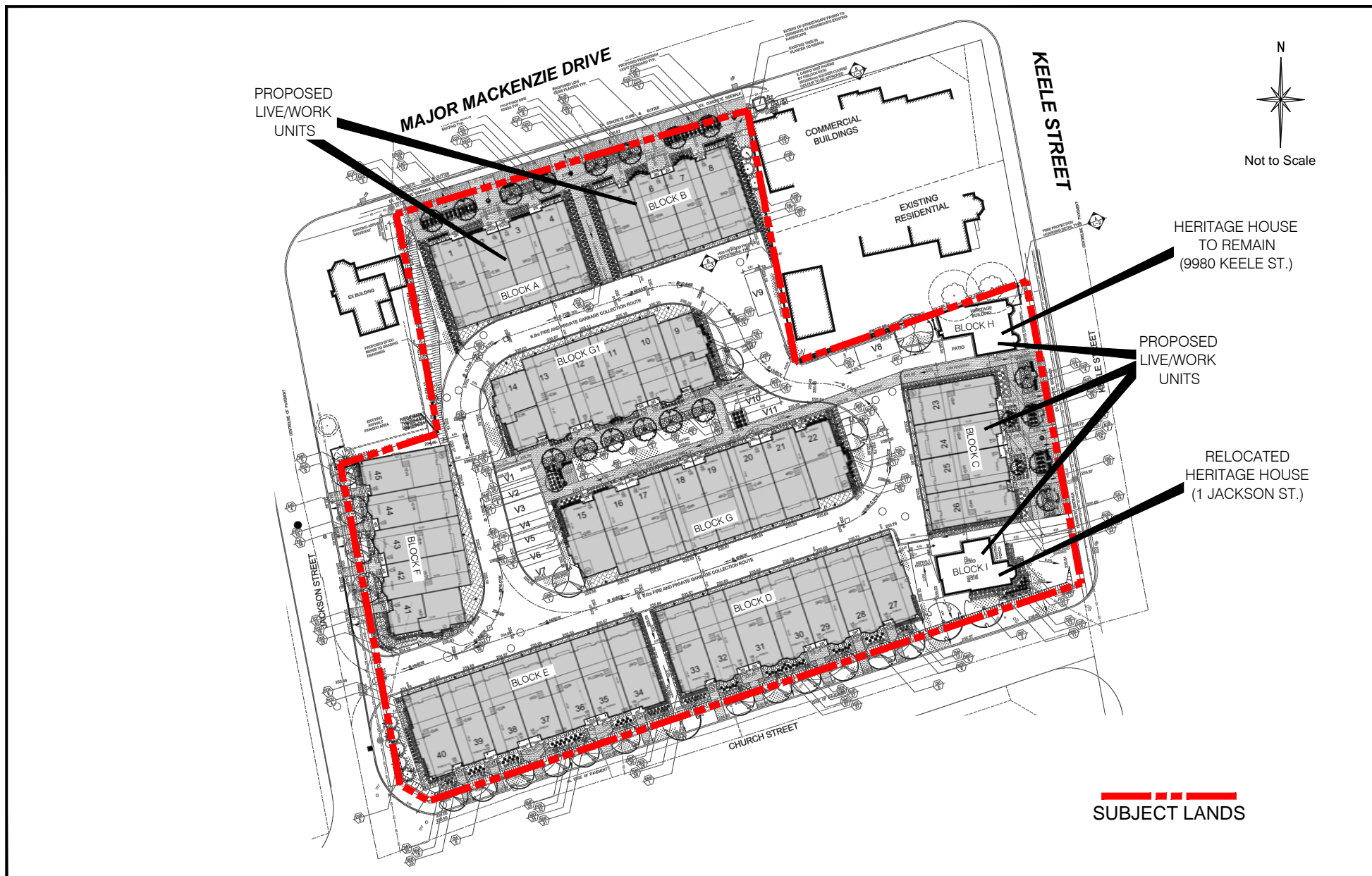


Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

3



Landscape Plan

Location: Part of Lot 20,
Concession 4

Applicant:
Goldpark Group (Woodbridge) Inc.

N:\DFT\1 ATTACHMENTS\Z\z.12.016da.12.038.dwg



Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

4



Not to Scale

Block A Elevations - Abutting Major Mackenzie Drive

Applicant:
Goldpark Group (Woodbridge) Inc.

Location: Part of Lot 20,
Concession 4



Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

5



Not to Scale

Block B Elevations - Abutting Major Mackenzie Drive

Applicant:
Goldpark Group (Woodbridge) Inc.

Location: Part of Lot 20,
Concession 4



Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

6



Not to Scale

Block C Elevations - Abutting Keele Street

Applicant:
Goldpark Group (Woodbridge) Inc.

Location: Part of Lot 20,
Concession 4

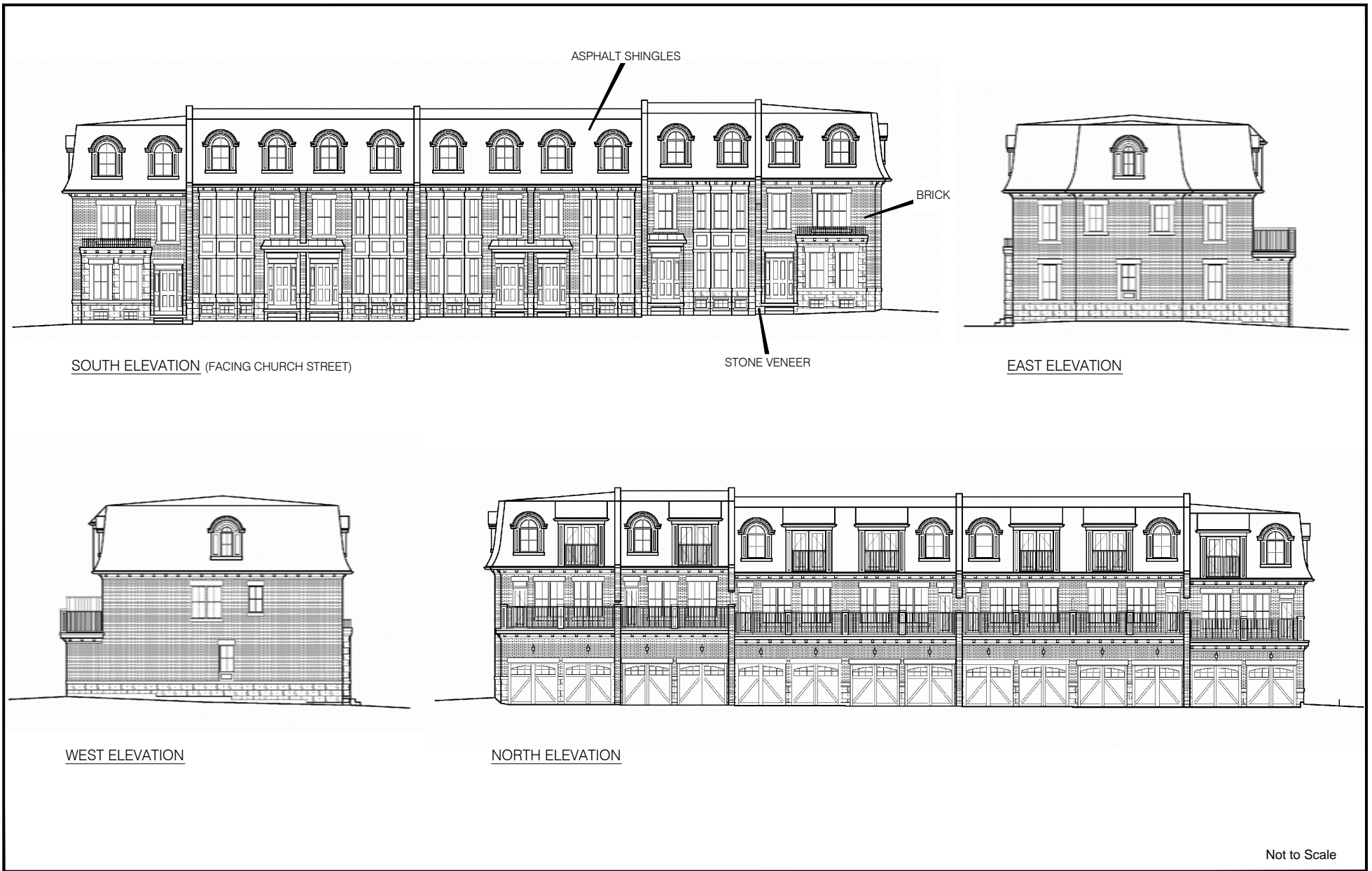


Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

7



Block D Elevations - Abutting Church Street

Applicant:
Goldpark Group (Woodbridge) Inc.

Location: Part of Lot 20,
Concession 4



Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

8



SOUTH ELEVATION (FACING CHURCH STREET)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Not to Scale

Block E Elevations - Abutting Church Street

Applicant:
Goldpark Group (Woodbridge) Inc.

Location: Part of Lot 20,
Concession 4

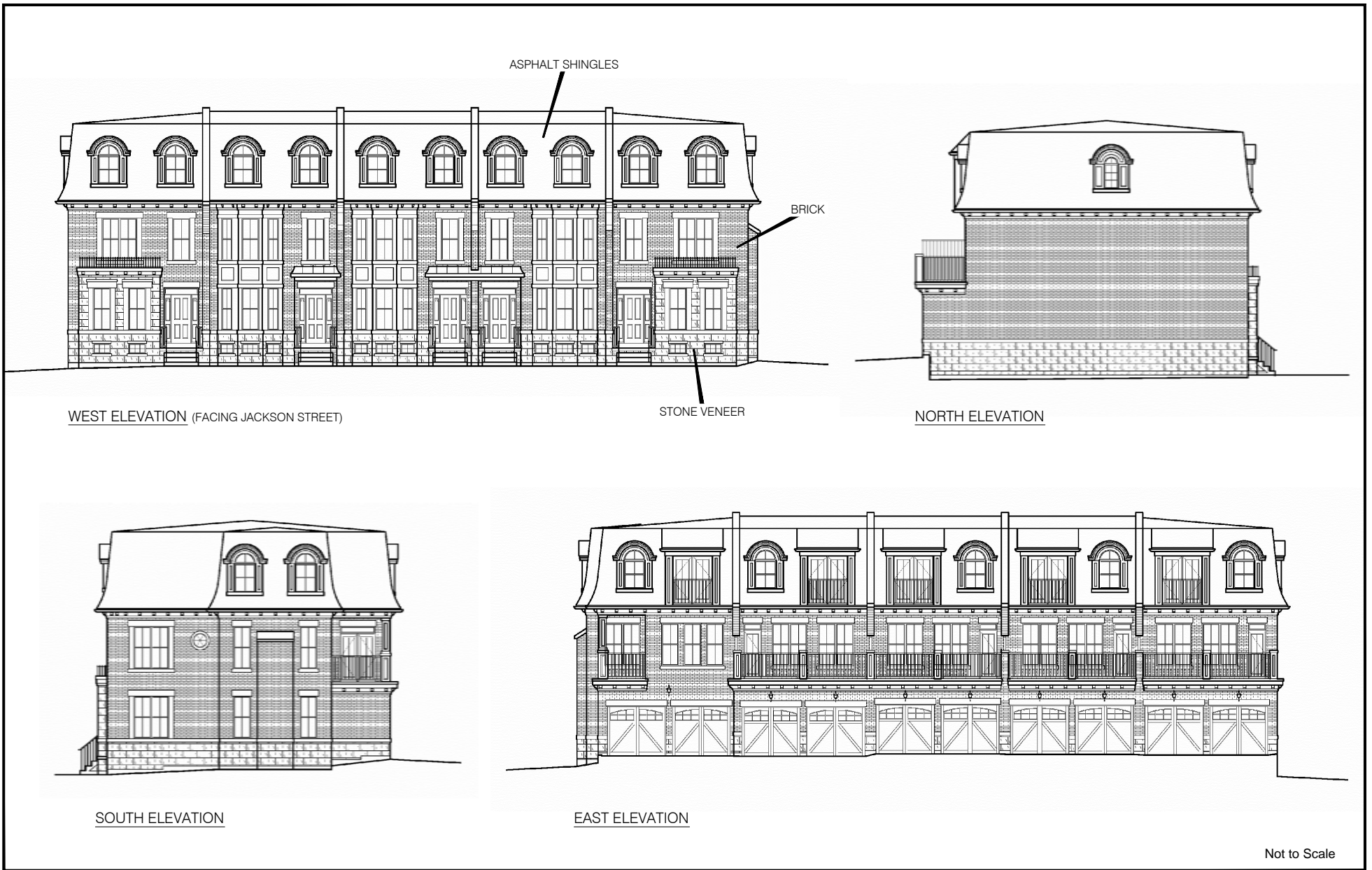


Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

9



Block F Elevations - Abutting Jackson Street

Applicant:
Goldpark Group (Woodbridge) Inc.

Location: Part of Lot 20,
Concession 4



Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

10



NORTH ELEVATION (FACING AMENITY AREA)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Not to Scale

Block G Elevations - Internal Units

Applicant:
Goldpark Group (Woodbridge) Inc.

Location: Part of Lot 20,
Concession 4

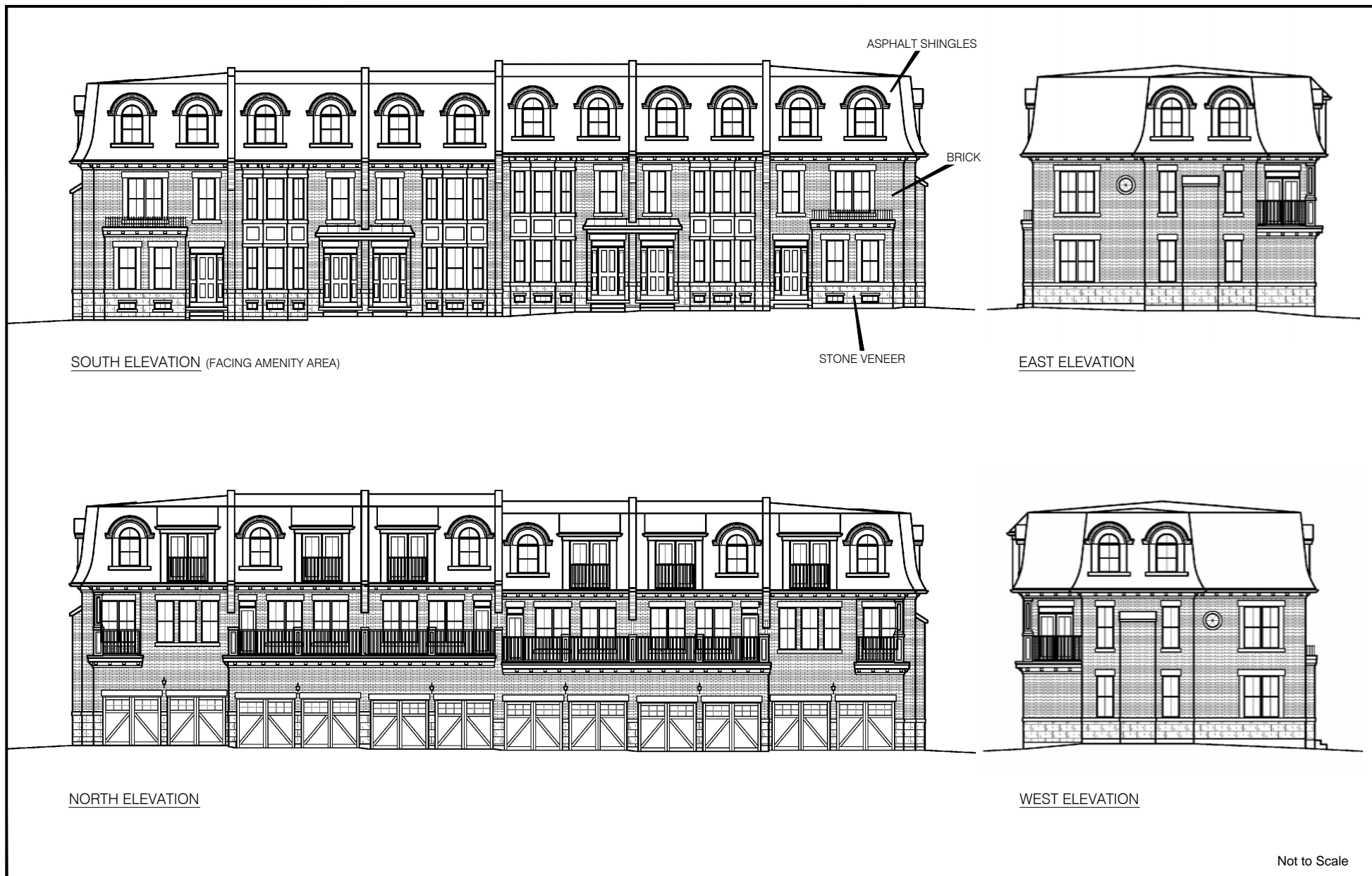


Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

11



Block G1 Elevations - Internal Units

Applicant:
Goldpark Group (Woodbridge) Inc.

Location: Part of Lot 20,
Concession 4



Attachment

12

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014



EAST ELEVATION (BLOCK C) (FACING KEELE STREET)

Not to Scale

Keele Street Perspective

Location: Part of Lot 20,
Concession 4

Applicant:
Goldpark Group (Woodbridge) Inc.

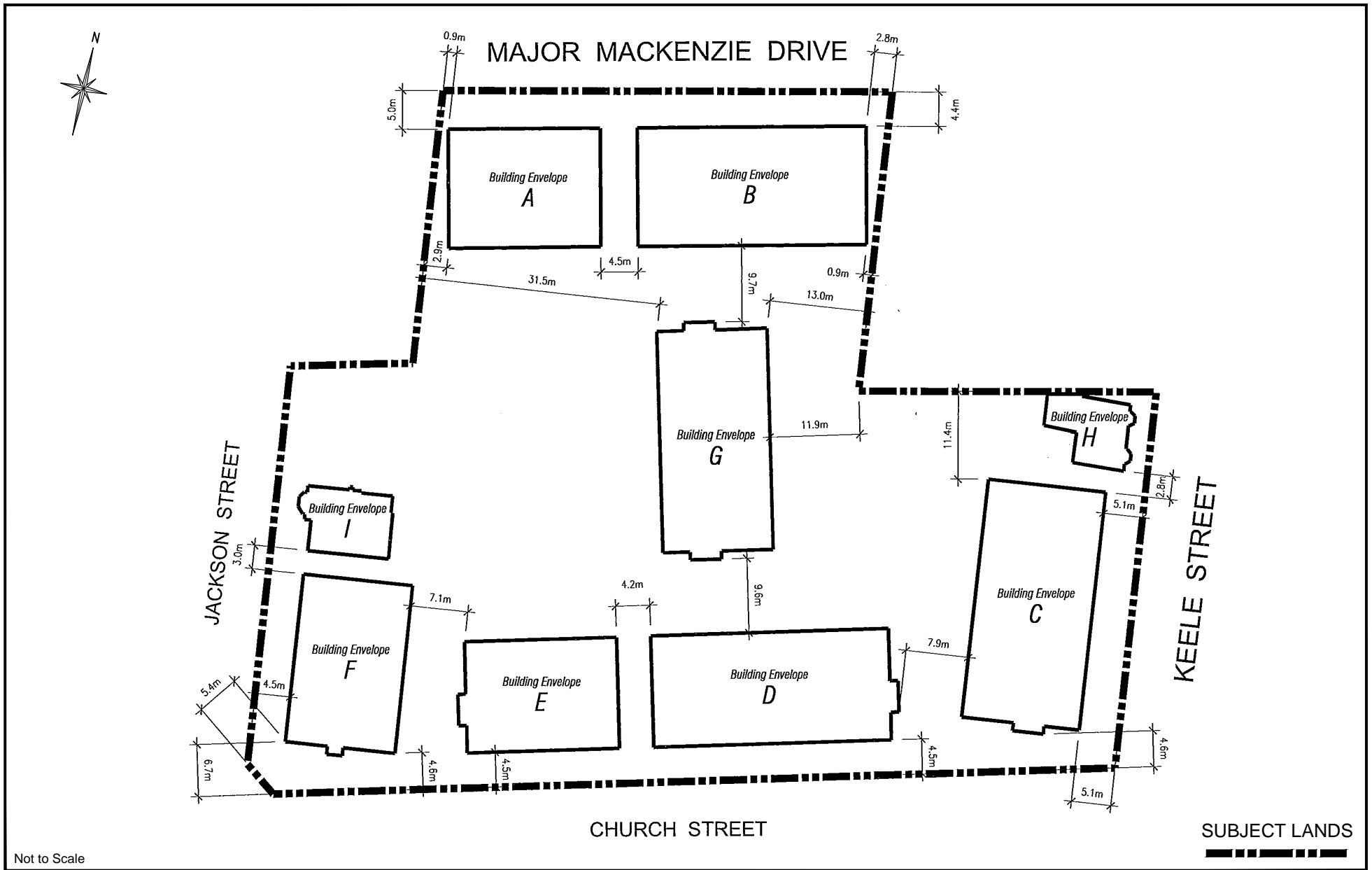


Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

13



Zoning By-Law Exception 9(1341) Schedule "E-1469A"

Applicant: Goldpark
Group (Woodbridge) Inc.

Location: Part of Lot 20,
Concession 4



Attachment

Files: Z.12.016 &
DA.12.038

Date: September 2, 2014

14

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 149-2014

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from RM2(H) Multiple Residential Zone with the Holding Symbol “(H)” to RM2 Multiple Residential Zone, in the manner shown on Schedule “1”.
 - b) Deleting Exception 9(1341) from Section 9.0 “EXCEPTIONS” and substituting therefor the following paragraph:

“9(1341) Notwithstanding the provisions of:

- a) Section 2.0 Definitions respecting definition of a Lot and Live/Work Unit;
- b) Subsection 3.8 a) and c) respecting minimum Parking Requirements;
- c) Subsection 3.13 respecting Minimum Landscaped Area;
- d) Subsection 4.1.4 b) i) and ii) respecting Parking Areas for Multiple Family Dwellings;
- e) Subsection 4.1.6 respecting Minimum Amenity Area;
- f) Subsection 4.1.7 and 4.9 respecting Uses Permitted in the RM2 Multiple Residential Zone;
- g) Schedule “A” respecting the zone standards in the RM2 Multiple Residential Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1469”:

- ai) For the purposes of zoning conformity the subject lands on Schedule “E-1469” shall be deemed to be one lot regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, or other permissions, and any easements or

registrations that are granted, shall be deemed to comply with the provisions of this By-law;

- aii) A live/work unit shall mean a dwelling that contains an ancillary business, which is operated by at least one individual that lives in the dwelling unit, and which occupies not more than 24 m² of the ground floor area of the live/work unit, and the ground floor shall be limited to the following uses:
 - Business or Professional Office, excluding the office of a regulated health professional and veterinarian;
 - A Service or Repair Shop for the servicing of small household appliances, computers and electronics;
 - bi) A minimum of 103 parking spaces shall be provided including 11 visitor spaces for 45 block townhouse units, including 10 live-work units and 2 single family dwellings (within Heritage Buildings at 9980 Keele Street and 1 Jackson Street);
 - ci) The minimum landscape strip width abutting all streets shall be as shown on Schedule “E-1469”;
 - di) Subsection 4.1.4 b) i) and ii) shall not apply;
 - ei) The minimum amenity area shall be 2,490.29 m²;
 - fi) The following uses shall be permitted:
 - A maximum of 45 block townhouse units, including 10 live-work units as defined by this by-law (Units 1 through 8 abutting Major Mackenzie Drive and Units 24 and 25 abutting Keele Street, as shown on Schedule ‘E- 1469’);
 - A maximum of 2 single family dwellings (within Heritage Buildings at 9980 Keele Street and 1 Jackson Street)
 - gi) The minimum yard setback requirements for Blocks 1 to 8 inclusive shall be as shown on Schedule “E-1469”;
 - gii) The maximum building height shall be 11.5 m;
 - giii) The minimum lot frontage, minimum lot area and maximum lot coverage requirements shall not apply;
- c) Deleting Schedule “E-1469” and “E-1469A” and substituting therefor the Schedule “E-1469” attached hereto as Schedule “1”.
 - d) Deleting Key Map 4D and substituting therefor the Key Map 4D attached hereto as Schedule “2”.

2. Schedules “1” and “2” shall be and hereby forms part of this By-law.

Enacted by City of Vaughan Council this 9th day of September, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 149-2014

The lands subject to this By-law are bound by Major Mackenzie Drive to the north, Keele Street to the east, Church Street to the south, and Jackson Street to the west (municipally known as 9964 and 9980 Keele Street; 2269, 2273, 2279 and 2285 Major Mackenzie Drive; 8, 10, and 12 Church Street; and 1 Jackson Street), in Part of Lot 20, Concession 4, City of Vaughan.

The purpose of this by-law is to rezone the lands to this By-law from RM2(H) Multiple Residential Zone with a Holding Symbol “(H)” to the RM2 Multiple Residential Zone and to permit site-specific zoning exceptions to facilitate the development comprised of the following:

- i. a total of 45 block townhouse units in Blocks 1-8, inclusive, including 10 live-work units with a total of 235.7 m² of ground floor area devoted only to business or professional office uses and service or repair shop in Blocks 1 and 2, and Units 24 and 25 within Block 5;
- iii. the existing heritage dwellings located at 9980 Keele Street as a residential unit; and,
- iv. the use of the relocated existing heritage building (previously located at 1 Jackson Street) as a residential unit.